











Sevenoaks Road | Orpington | BR6

£475,000

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

-  Chain free
-  2 Reception rooms
-  Low-maintenance garden
-  Warren Road Primary School catchment
-  3 Bedroom terraced house
-  Downstairs WC
-  Walking distance to Orpington Station
-  Public transport and shops nearby



£475,000 Freehold



CHAIN FREE. Kenton are delighted to present to the market, this sizable 3 bedroom terraced house, situated in the most convenient of locations. Internally, the accommodation comprises, a large entrance hall, bay-fronted lounge, separate dining room, plus a galley kitchen and downstairs guest cloakroom. Upstairs, you will find 3 bedrooms (2 doubles and 1 single room) as well as a modern family bathroom. The rear garden is very low maintenance with a good size patio area along with a lawn area plus shed for storage. Sevenoaks Road is situated within the catchment area for Warren Road Primary, as well as Holy Innocents Primary, and ideally situated for those commuting to London via Orpington Station (circa 15-20 minutes' walk). Additionally, there are a range of buses servicing the nearby bus stops, plus convenience shops only a stones throw away. Please note, photos were taken prior to the current tenant's occupation, circa May 2023.

Sevenoaks Road, Orpington, BR6



Entrance Hall

Double glazed composite door to front, double glazed frosted window to front, two under stairs storage cupboards one with space for fridge/freezer, radiator, laminate flooring.

Lounge

16'1" into bay x 11'10" (4.90m into bay x 3.61m)
Double glazed bay window to front, gas fire, radiator, coved ceiling, laminate flooring.

Dining Room

12'9" x 10'12" (3.89m x 3.35m)
Double glazed sliding door to rear, radiator, coved ceiling, laminate flooring.

Kitchen

12'4" x 9'4" (3.76m x 2.84m) Measured at maximum points
Double glazed window to the rear, range of matching wall and base units, cupboards and drawers, stainless steel sink and drainer, extensive working surfaces, extractor hood, space for cooker, plumbing for washing machine, laminate flooring, radiator.

Lobby

Door to garden, vinyl flooring.

Downstairs WC

Double glazed frosted window to the side, low level WC, wash hand basin, tiled walls, vinyl flooring.

Landing

Fitted carpet.

Bedroom 1

16'5" into bay x 11'10" (5.00m into bay x 3.61m)
Double glazed bay window to front, radiator, coved ceiling, fitted carpet.

Bedroom 2

13'2" x 10'12" (4.01m x 3.35m)
Double glazed window to rear, built-in cupboard, radiator, coved ceiling, fitted carpet.

Bedroom 3

9'3" x 6'1" (2.82m x 1.85m)
Double glazed window to front, radiator, fitted carpet.

Bathroom

Double glazed frosted window to rear, low level WC, wash hand basin in vanity unit, panelled bath with shower over, airing cupboard, loft hatch, part tiled walls, heated towel rail, vinyl flooring.

Rear Garden

70'0"
Patio area with rest laid to lawn, large shed, side access.

Front Garden

Fenced with a patio area.

Kenton

